

Z-34-14 – Creedmoor Road – approximately 1.64 acres rezoned from Residential-4 (R-4) to Office Mixed Use-3 stores Conditional Use (OX-3-CU) (PIN 0796494876).

Conditions dated: May 14, 2015

1. Upon redevelopment, the site shall have a maximum 33,000 square feet gross floor area of office and medical uses and no more than 4,000 square feet gross floor area of retail sales.
2. If so requested by the Transit Division, prior to the issuance of any building permit, or recording of a subdivision plat, whichever event first occurs, the owner of the property shall convey to the City of Raleigh a transit easement and/or a standard bus shelter on Creedmoor Road measuring twenty (20) feet by fifteen (15) feet. If sidewalk improvements are part of the redevelopment, a 15x20 concrete pad will be placed upon the easement. The precise location of the easement shall be approved by the Raleigh Public Works Department, Transit Division, and the City Attorney shall approve the transit easement deed prior to recordation.
3. All exterior lighting will be full cutoff type.
4. All building facades shall be constructed from one or more of the following materials: glass, concrete and/or clay brick masonry, cementitious stucco, cementitious siding, including lap and panel products, native and manufactured stone, pre-cast concrete, and metal sidings. The following building siding material shall be prohibited in such areas: vinyl siding, fiberboard siding, pressure treated wood, synthetic stucco (EIFS); however EIFS shall be allowed for trim applications such as roof cornices, header details, or banding elements. Window frames, doorframes, soffits, and trim may be constructed of wood, fiberglass, metal, or vinyl.